

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining. To have and to hold, all and singular the said premises unto the said World, Inc., its heirs and assigns forever. And they do hereby bond themselves and their heirs, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, and also to warrant and forever defend, all and singular the said premises unto the said World, Inc., its heirs and assigns, from and against them and their heirs, executors and administrators, and all other persons lawfully claiming or to claim the same or any part thereof. And it is agreed, by and between the parties hereto, that the said mortgagor, their heirs, executors or administrators, shall keep the buildings erected on said premises, insured against loss and damage by fire, with loss made payable to the said mortgagee, for an amount not less than the actual value of the buildings erected thereon. And it is agreed, by and between the said parties, that if the said mortgagor, their heirs, executors or administrators shall fail to pay all and any taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, may cause the same to be paid together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment. And it is agreed, by and between the said parties, that upon default being made in the payment of principal or interest or any part or installment thereof as stipulated in the said bond, or in the payment of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall

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